

**AGENDA  
ZONING REVIEW BOARD  
MAY 13, 2021  
6:00 P.M., ZOOM MEETING  
5:00 P.M., BOARD BRIEFING**

**MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW**

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGIIM3BHRTUrTFRMcZFdc052dmRsQT09>

**Meeting ID: 967 8773 4799 Password: 757803**

**Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#**

**NEW CASES**

1. **Z-21-12** An Ordinance by Zoning Committee to rezone from R-4A/BL (Single Family Residential/Beltline Overlay) to MR-2/BL (Multifamily Residential/Beltline Overlay) for property located at **373 Climax Street, SE, 379 Climax Street, SE, 385 Climax Street, SE, 393 Climax Street, SE, 407 Climax Street, SE, 411 Climax Street, SE, 417 Climax Street, SE, 425 Climax Street, SE, 431 Climax Street, SE, 437 Climax Street, SE, and 443 Climax Street, SE, 380 Dalton Street, SE, 386 Dalton Street, SE, 394 Dalton Street, SE, 375 Dalton Street, SE, 381 Dalton Street, SE, 387 Dalton Street, SE and 389 Dalton Street, SE, and 505 Englewood Avenue Apt 3 SE** fronting approximately 652.3 feet on the south side of Climax Street beginning at the point of intersection of the southerly right-of-way of Climax Street with the westerly right-of-way of Dalton Street Depth: varies Area: 6.09 Acres, Land Lot 41, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: ATLANTA HOUSING AUTHORITY  
APPLICANT: KRONBERG URBANISTS + ARCHITECTS  
NPU Y COUNCIL DISTRICT 1
2. **Z-21-19** An Ordinance by Zoning Committee to rezone from R-5-C (Two Family Residential Conditional/Beltline Overlay) to RG-4 (Residential General Sector 4) for property located at **925 Hank Aaron Drive, SE and 929 Hank Aaron Drive, SE** fronting 104 feet on the west side of Hank Aaron Drive beginning at the point on the west side of Hank Aaron Drive 333 feet south of the southwest corner of Hank Aaron Drive and Atlanta Avenue Depth: Varies Area: 0.502 Acres, Land Lot 74, 14<sup>th</sup> District, Fulton County, Georgia  
OWNERS: GREATER JUBILEE TEMPLE ORIGINAL GLORIOUS APOSTOLIC CHURCH, SHEFFHOUSE HOLDINGS, LLC, AND DENGEN CONSTRUCTION CO. LLC  
APPLICANT: WHITNEY BLANCO  
NPU V COUNCIL DISTRICT 1
3. **Z-21-28** An Ordinance by Councilmember Carla Smith to rezone property having a street address of **1085 Avondale Avenue and 1045 Lester Avenue, 1049 Lester Avenue, 1055 Lester Avenue and 1059 Lester Avenue** from the R-4 (Single-Family Residential) zoning district to the MR-4A-C (Multifamily Residential Conditional) zoning district; and for other purposes  
NPU W COUNCIL DISTRICT 1

4. **U-21-03** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to 16-06A.005(1)(b) for property located at **66 Howard Street, NE** fronting 30 feet on the east side of Howard Street beginning on the east side of Saunders Street, 200 feet north from the northeast corner of Saunders Street and Boulevard Drive, and running thence north along the east side of Saunders Street 53 feet, thence southeast 126.8 feet; thence southwest 114 feet; thence 151 feet to the point of beginning Depth: 198.3 feet Area: 1.1 Acres, Land Lot: 206, 15<sup>th</sup> District, DeKalb County, Georgia  
OWNER: MADISON JENKINS TRUSTEE BOARD CHAIR  
APPLICANT: NICHELLE BELL  
NPU O COUNCIL DISTRICT 5

#### DEFERRED CASES

5. **Z-19-41** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multiunit) for property located at **114 Wesley Avenue, NE** fronting 149 feet on the west side of Wesley Avenue, NE beginning at a point on the westerly right-of-way of Wesley Avenue, NE 300 feet south of the intersection of said westerly right-of-way of Wesley Avenue, NE and the southerly right-of-way of Second Street, NE Depth: 152 feet; Area: .506 acres; Land Lot 210, 15<sup>th</sup> District, DeKalb County, Georgia  
OWNER: ORION DEVELOPMENT, LLC  
APPLICANT: ORION DEVELOPMENT, LLC  
C/O J. ALEXANDER BROCK  
NPU O COUNCIL D
6. **Z-20-52** An Ordinance by Zoning Committee to rezone from C-2-C/BL (Commercial Service District Conditional/Beltline Overlay) to MR-4A/BL (Multifamily Residential/Beltline Overlay) for property located at **21 Daniel Street, SE** fronting 23.83 feet on the west side of Daniel Street, SE beginning on the west side of Daniel Street at a point 252.9 feet northwesterly from the northwest corner of Daniel and Gartrell Street Depth: 100 feet Area: 0.052 Acres, Land Lot 45, 14<sup>th</sup> District Fulton County, Georgia  
OWNER: 21 DANIEL STREET, LLC  
APPLICANT: JOHN VAN VLACK  
NPU M COUNCIL DISTRICT 2
7. **Z-20-63** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-4A/BL (Multifamily Residential/BeltLine Overlay) for property located at **575 Boulevard Place, NE and 585 Boulevard Place, NE** fronting 209.33 feet on the south side of Boulevard Place, NE beginning at a point on the south side of Boulevard Place 121 feet west along the south side of Boulevard Place from the southwest corner of Boulevard Place and Glen Iris Drive Depth: 81.5 feet Area: .348 Acres, Land Lot 47, 14<sup>th</sup> District Fulton County, Georgia  
OWNER: MATTHEW BRADEN, BFG INVESTMENTS, LLC  
APPLICANT: BFG INVESTMENTS, LLC  
NPU M COUNCIL DISTRICT 2

8. **Z-20-84** A substitute Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to PD-H (Planned Development Housing) for property located at **480 South Evelyn Place rear, NW**, fronting 50 feet on the south side of North Avenue commencing at the southwest corner of the intersection of North Avenue and South Evelyn Place; Depth: 150 feet Area: 5.02 Acres, Land Lot 175, 14<sup>th</sup> District Fulton County, Georgia  
OWNER: GOD’S ACRE BAPTIST CHURCH AT BEN HILL, INC.  
APPLICANT: DARRIAN DUNN, P.E.  
NPU J COUNCIL DISTRICT 3
9. **Z-21-08** An Ordinance by Zoning Committee to rezone from MRC-1-C (Mixed Residential Commercial Conditional) to MRC-1 (Mixed Residential Commercial) for a change of conditions for property located at **1397 Campbellton Road, SW**, fronting 141.3 feet on the north side of Campbellton Road beginning at the iron pin found in the southeastern corner of the property, thence heading southwest 70.05 feet along the southeast right of way line of Campbellton Road, thence southwest, 52.91 feet, thence northwest, 18.29 feet to the point of the beginning Depth: 200 feet, Area: .51 acres, Land Lot 137, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: ARIANA HOLDINGS, LLC  
APPLICANT: REGINALD CRAYTON, PE  
NPU S COUNCIL DISTRICT 4
10. **Z-21-11** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to MRC-3 (Mixed Residential Commercial) for property located at **374 Climax Street, SE, 380 Climax Street, SE, 388 Climax Street, SE, 394 Climax Street, SE, 400 Climax Street, SE, 406 Climax Street, SE, 412 Climax Street, SE, 418 Climax Street, SE, 424 Climax Street, SE, 430 Climax Street, SE, 436 Climax Street, SE, and 442 Climax Street, SE**, fronting approximately 762 feet on the north side of Climax Street beginning at the point of intersection of the southerly right-of-way of Climax Street with the westerly right-of-way of Dalton Street Depth: 126 feet Area: approximately 2.2 Acres, Land Lot 41, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: ATLANTA HOUSING AUTHORITY  
APPLICANT: LAUREN CLAYTON  
NPU Y COUNCIL DISTRICT 1
11. **Z-21-22** A substitute Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-4A (Multifamily Residential) for property located at **1245 Wichita Drive SW, 1251 Wichita Drive SW, and 1257 Wichita Drive SW**, fronting 213 feet on the north side of Wichita Drive beginning at the northwest corner of Wichita Drive and Willowbrook Drive Depth: 271.10 feet Area: 1.356 Acres, Land Lot 152, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: RYSE MEDIA HOUSE HOLDINGS, LLC  
APPLICANT: JABARI N. JACKSON, SR.  
NPU S COUNCIL DISTRICT 4

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12. **U-21-02** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to 16-05.005(1)(b) for property located at **2700 Butner Road, SW** fronting 174.14 feet on the south side of Butner Road, S.W. commencing at the intersection of the northerly right-of-way of Tell Road and the southeasterly right-of-way of Butner Road Depth: 173.4 feet Area: .37 acres, Land Lot: 66, 14F District, Fulton County, Georgia

OWNER:	ALANA DORSEY
APPLICANT:	ALANA DORSEY
NPU P	COUNCIL DISTRICT 11

**END OF AGENDA**